

LEGAL
HASTIN & S



Holmlea

Morebattle, Kelso, TD5 8QG

Offers Over £299,950





Stone-built, Five-bedroom, three-storey home situated in a popular, tranquil countryside village with picturesque hillside views.



HOLMLEA

Situated on the main street of Morebattle, Holmlea is a charming three-storey stone-built home with chocolate-box appeal. This spacious property boasts five double bedrooms while retaining the character and charm typical of period homes. High ceilings and timber floors, paired with bold décor, create a unique family atmosphere. The large kitchen and dining room is perfect for entertaining and gatherings. All the bedrooms are generously sized, with two offering en-suite facilities for added convenience. Externally, a well-landscaped garden, accessible from the kitchen, is perfect for al fresco dining. Holmlea also offers a great investment opportunity; the character and charm is well suited for a lock up and leave, or holiday let, with the option to also purchase the contents and furniture subject to separate negotiation.

LOCATION

Morebattle is a popular village in the foothills of the Cheviots lying four miles from Yetholm and eight miles from Kelso. The village includes a primary school, public playing field and park located behind the school and local facilities include store, butchers, post office, hotel/village pub and village hall. Secondary schooling and shopping is available at Kelso one of the most attractive and unspoiled towns in the Borders, with good educational and sporting facilities and many quality shops. Activities available locally include hill walking, fishing and golf at the championship standard course at the Roxburghe.

Secondary education and main shopping facilities are available in Kelso, some 8 miles distant. The Borders rail connection to Edinburgh is available from Tweedbank which is 21 miles distant while the main east coast station at Berwick is around a 25 miles distant with regular connections to Edinburgh, Newcastle and London.

DIRECTION

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is ///increased.daunting.exclaim

HIGHLIGHTS

- Stone built offering Character & Charm
- 5 Bedrooms
- Peaceful Village Location
- Enclosed Garden
- Accommodation over 3 Floors

ACCOMMODATION SUMMARY

Entrance Room, Utility Room, Downstairs WC, Snug/ TV Room, Open Plan Dining Kitchen, 5 Bedrooms, (2 En-suite) Bathroom, Garden, Garage

ACCOMMODATION

The entrance hall welcomes you into a bright and practical space, providing access to a newly fitted utility room with ample storage and usable worktop space. A curved wall leads into an inner hallway, where a cosy snug with a central fireplace and stove serves as the room's focal point. At the rear, a sash and case-style window floods the snug with natural light. From the hallway, you enter the spacious dining kitchen, featuring a range of fitted units and worktops.

Patio doors open onto the garden, creating a seamless indoor-outdoor flow ideal for family gatherings and social occasions. Upstairs, the first floor hosts three spacious bedrooms, two of which are en-suite. These rooms boast high ceilings and fitted carpet, adding character and charm. On the second floor and within the ceiling space, two additional double bedrooms with Velux windows offer the best views in the house, overlooking the Cheviots and neighbouring hills.

EXTERNAL

With on-street parking to the rear of the property, barn-style doors provide access to a garage, offering convenient storage. At the front, a well-landscaped garden features a variety of planters, a lawn, and a patio, creating a great escape and a real suntrap on a sunny day. The garden also boasts a wonderful outlook over the neighbouring village and surrounding hillside. Additionally, an LPG tank is cleverly disguised within the garden.

SERVICES

Mains services, LPG Central Heating.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

G

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £299,950 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



